

Local Market Update for February 2025

A Research Tool Provided by Longleaf Pine REALTORS®



28312

Fayetteville

Single Family - Existing

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	20	18	- 10.0%	41	34	- 17.1%
Pending Sales	19	9	- 52.6%	34	23	- 32.4%
Closed Sales	11	10	- 9.1%	20	20	0.0%
Days on Market Until Sale	31	41	+ 32.3%	48	41	- 14.6%
Median Sales Price*	\$216,000	\$375,000	+ 73.6%	\$192,500	\$329,000	+ 70.9%
Average Sales Price*	\$190,091	\$389,531	+ 104.9%	\$181,625	\$318,978	+ 75.6%
Percent of List Price Received*	95.7%	99.4%	+ 3.9%	92.2%	97.3%	+ 5.5%

Single Family - New Construction

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	4	25	+ 525.0%	11	62	+ 463.6%
Pending Sales	1	22	+ 2,100.0%	6	34	+ 466.7%
Closed Sales	4	13	+ 225.0%	6	15	+ 150.0%
Days on Market Until Sale	59	102	+ 72.9%	44	94	+ 113.6%
Median Sales Price*	\$364,873	\$349,950	- 4.1%	\$364,873	\$356,500	- 2.3%
Average Sales Price*	\$378,684	\$349,852	- 7.6%	\$383,245	\$358,878	- 6.4%
Percent of List Price Received*	100.3%	99.9%	- 0.4%	100.2%	99.9%	- 0.3%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	0	4	--	0	4	--
Pending Sales	0	2	--	0	2	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

